




PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD · 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 · FAX 972.292.5388
WWW.FRISCOTEXAS.GOV

To: Honorable Mayor and City Council 
From: Scott L. Ingalls, AICP, Development Coordinator
XC: George Purefoy, City Manager
John Lettelleir, AICP, Director of Planning & Development
Date: September 24, 2008
Subject: Planning & Zoning Commission Site Plan and Plat Approvals

In accordance with the Zoning and Subdivision Ordinances, the City Council may appeal the decision of the Planning & Zoning Commission regarding their action taken on any site plan or plat by submitting a written notice of appeal to the Planning & Development Services. A favorable motion of four members of the City Council is required to appeal the decision of the Planning & Zoning Commission and to direct staff to submit a written notice of appeal on behalf of the City Council.

Following are the memos detailing the preliminary site plans, site plans, preliminary plats, final plats, replats, conveyance plats, and/or amended plats approved by the Planning & Zoning Commission at their September 23, 2008 meeting. Commissioner Steve Hulsey was absent.




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September 24, 2008

TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Site Plan: Frisco Lakes by Del Webb Golf Course – Hole 15 Restroom, Block G1,
Lots 1 & 2 (SP08-0016)

Owner: Pulte Homes of Texas, L.P.

Description:

A golf course restroom on two lots on 34.8± acres on the north side of Del Webb Boulevard, 400± feet west of FM 423. Zoned Planned Development-185-Single Family-5/Patio Homes/2 Family. Neighborhood #43.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

Commissioner Steve Hulsey was absent.

ACTION:

The Planning & Zoning Commission approved the item as submitted.

SM/kj

cc:	Chris Chew	(972)304-2802	Mark Harris, P.E.	(214)638-0447
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			




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TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Site Plan & Final Plat: Shaddock Middle School, Block A, Lot 1 (SPFP08-0042)
Owner: Frisco Independent School District

Description:

A middle school on one lot on 30.0± acres, on the east side of Independence Parkway, 2,700± feet north of F.M. 3537 (Main Street). Zoned Agricultural & Planned Development-187-Single Family-2/Single Family-3/Single Family-4. Neighborhood #15.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

Commissioner Steve Hulsey was absent.

ACTION:

The Planning & Zoning Commission approved the item subject to:

Site Plan

1. Staff approval of the Façade Plan.
2. Staff approval of the Landscape Plan.
3. When the remainder of the school site develops, the FISD will be responsible for the remaining construction of Havenwood Lane and one-half construction of Windmere Lane.
4. A letter of adjacent development for off-site improvements is required prior to release for construction. Said improvements shall be installed prior to final acceptance.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

JE/kj

cc:	Richard Willinson	(469)633-6050	Kelly Seth	(972)359-1033
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			




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TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Site Plan and Final Plat: Legacy Medical Plaza, Block 1, Lot 3R Select Medical
(SPFP08-0041)

Owner(s): Legacy Warren Partners, L.P.

Description:

An assisted care facility on 6.7± acres on one lot on the east side of Legacy Drive, 645± feet north of Stonebriar Drive. Zoned Planned Development-32-Garden Office. Neighborhood #34.

APPROVED: 5-0 DENIED: _____ TABLED: _____

Commissioner Steve Hulseby was absent.

ACTION:

The Planning & Zoning Commission approved the item subject to:

Site Plan

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. City Council approval of the ordinance for the Specific Use Permit (SUP08-0008) request for an Assisted Care Facility.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

JE/kj

cc:	Richard Willinson	(469)633-6050	Kelly Seth	(972)359-1033
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			




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TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Site Plan & Final Plat: New Age Montessori School, Block A, Lot 1 (SPFP08-0043)
Owner(s): VFour Ventures

Description:

A Montessori School on one lot, on 3.8± acres on the east side of Teel Parkway, 1,000± feet south of Main Street. Zoned Commercial-1, Neighborhood #41.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

Commissioner Steve Hulseley was absent.

ACTION:

The Planning & Zoning Commission recommended approval subject to:

Site Plat

1. Staff approval of the SCSP for Celebration Covenant Church.
2. Staff approval of the landscape plans.
3. Staff approval of the façade plans.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

RC/kj

cc: Venkat Parvchuri
Mack Borchardt
Mike Crain
Jeff Maxwell
Michelle Ortega

Cissy Sylo
Umberto Allori
Michele Wood

Nina Paruchuri
Steve Covington
Jim Cottone
Diana Torres

Phillip Climer
Carey Frazier
Poly Birika




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TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Site Plan & Final Plat: Teel Middle School, Block A, Lot 1 (SPFP08-0044)
Owner(s): Frisco ISD

Description:

A middle school on one lot on 21.6± acres located on the east side of Teel Parkway, 620± feet north of Main Street. Zoned Agriculture. Neighborhood #45.

APPROVED: 5-0 DENIED: _____ TABLED: _____

Commissioner Steve Hulsey was absent.

ACTION:

The Planning & Zoning Commission recommended approval subject to:

Site Plat

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

RC/kj

cc:	Richard Wilinon	(469)633-6050	Frank Canedy	(972)359-1833
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
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TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Public Hearing - Replat : Frisco Sports Complex, Block B, Lots 3R-A and 3R-B
Champions 1 Office Building (SPFP08-0040)

Owner(s): SSR Collin Land, LP.

Description:

Two lots on 3.2± acres on the northeast corner of Hicks Boulevard and Diamond Drive.
Zoned Planned Development-169-Mixed Use. Neighborhood #35.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

Commissioner Steve Hulsey was absent.

ACTION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by Engineering Services.

JE/kj

cc:	Joseph B. Armes	(214)615-2236	Brian M. Avirett	(817)633-5240
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			



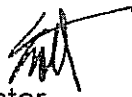
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TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Public Hearing - Replat: Stonebriar Creek Subdivision, Lots 27R & 28R (RP08-0008)
Owner(s): Harry & Dana E. Margolis

Description:

Two lots on 5.4± acres on the west side of Stonebriar Way at the intersection of Picadilly Park and Stonebriar Way. Zoned Agricultural. Neighborhood #34.

APPROVED: 5-0 DENIED: _____ TABLED: _____

Commissioner Steve Hulsey was absent.

ACTION:

The Planning & Zoning Commission approved the item as submitted.

RC/kj

cc:	Harry W. Margolis	Fred Bemenerfer	(972)423-7523
	Mack Borchardt	Steve Covington	Phillip Climer
	Mike Crain	Jim Cottone	Carey Frazier
	Jeff Maxwell	Diana Torres	Poly Birika
	Michelle Ortega		
	Cissy Sylo		
	Umberto Allori		
	Michele Wood		




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TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, September 23, 2008

Public Hearing-Replat: Old Donation, Block 62, Lot 19R (RP08-0010)
Owner(s): Meliton & Garciela Garza

Description:

One lot on 0.2± acre on the south side of Walnut Street, 110± feet east of Third Street.
Zoned Original Town Residential, Neighborhood #11.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

Commissioner Steve Hulsey was absent.

ACTION:

The Planning & Zoning Commission approved the item as submitted.

RC/kj

cc:	Meliton & Gracieia Garza	(972)334-9412	
	Ulys Lane, III	(214)387-8002	
	Mack Borchardt	Cissy Sylo	Steve Covington
	Mike Crain	Umberto Allori	Jim Cottone
	Jeff Maxwell	Michele Wood	Diana Torres
	Michelle Ortega		Phillip Climer
			Carey Frazier
			Poly Birika